BOOK 34 228

## CER IFICATE OF PUBL CATION

From THE NEWS-POST

Frederick, Md., October 8, 1974.

CALLAHAN, CALWELL & LAUDEMAN Solicitors Baltimore Federal Building St. Paul and Fayette Sts. Baltimore, Md. 21202

## ATTORNEY'S SALE

## OF VALUABLE FEE SIMPLE SUBSTANTIALLY COMPLETED DWELLING

Under and by virtue of the power and authority contained in two Mortgages from Bruce Carey Elman to Baltimore Federal Savings and Loan Association, both dated May 9, 1973 and recorded among the Land Records of Frederick County in (1) Liber ECW among the Land Records of Frederick County in (1) Liber ECW 911 folio 432 (default having ocgin folio 429, and (2) Liber ECW 911 folio 432 (default having occurred thereunder), the undersigned Attorney will sell at public auction on the premises on:

TUESDAY, OCTOBER 8TH, 1974

AT 11:00 A.M.

all that fee simple lot of ground and the improvements thereon, situate on Mid Lynn Court in the development of Mid County View in the New Market District of Frederick County, Maryland, and de-

scribed as follows:

BEING KNOWN AND DESIGNATED as Lot No. 21, Block A, Section 3, as shown on Plat No. 2, Part of Block A, C and E, Section 3, Mid County View, and recorded among the Land Records of Frederick County in Plat Book No. 6, folio 142.

erick County in Plat Book No. 6, follo 142.

According to the above plat, this property is situate on the According to the above plat, this property is situate on the northwesterly curve of Mid Lynn Court and indicates a frontage on this curve of approximately 65 feet with an irregular depth.

The property will be oftered and sold subject to any covenants, conditions, restrictions, etc., and utility agreements, of record, conditions, restrictions, etc., and utility agreements, of record, conditions, restrictions, etc., and utility agreements, of record, conditions, restrictions, etc., and utility agreements, conditions and affecting the property, particularly, (1) Covenants, conditions and restrictions set out in Deed dated 4/20/72 and recorded in Liber restrictions set out in Deed dated 4/20/72 and recorded in Liber restrictions as shown on the above mentioned plat; and (3) drainage notations as shown on the above mentioned plat; and (3) drainage easement 10 feet wide along and within the Westerly outline of property as shown on the above mentioned plat, this being a portion of a 20 foot wide easement, the center line of which being said

outline of property.

The improvements consist of a new substantially completed unoccupied frame rancher, living room with loft overlooking, dinunccupied frame rancher, living room, 3 bedrooms, 2 baths, ing room, kitchen, powder room, family room, 3 bedrooms, 2 baths, ing room, with double garage, electric heat, planned for therbasement with double garage.

mopane windows.

Directions to property: Interstate Rt. 70N, South on Md. 27 for Directions to property: Interstate Rt. 70N, South on Md. 27 for approx. 1/2 mile, right at Penns Shop Road, right at Md. 80 (Fingerboard Rd), right on Lynn Burk Rd., left on Mid County Dr., right at Mid Lynn Court to property.

TERMS OF SALE: A cash deposit of \$3,500.00 will be required of the purchaser at the time and place of sale, balance of purchase price upon final ratification of sale by the Circuit Court for Frederick County and to bear interest from date of sale to date of settlement. Taxes, public charges and assessments, and water rent to be adjusted to date of sale. All such taxes, public charges and assessments, payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes, if any, shall be

borne by the purchaser.
WALTER S. CALWELL, Attorney Named in Mortgage

A. J. BILLIG & COMPANY Auctioneer 16 E. Fayette St., Balto., Md. 21202 This is to certify that the annexed Advertisement of Attorney's Sale was published in The Frederick Post a newspaper published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 20 days prior to sale, and the last such publication being made not more than one week prior to the eighth day of October 19 74.

Filed THE NEWS-POST October 24, 1994 Per les Dillel Ghlan